
1040 2nd Street
Sturgis, SD 57785
www.sturgis-sd.go .



Voice: (605) 347-4422
Fax: (605) 347-9187

Planning Commission Minutes

Chairman Hughes called the December 3, 2013 Planning Commission to order at 5:30 pm with the following members present:

Judy Hughes Judy Iverson Arvid Meland Tammy Bohn

Also present:

Christina Steele (Planning & Zoning Coordinator)
Jason Anderson (Council Representative)
Daniel Ainslie (City Manager)

The minutes from the October 22, 2013 meeting were reviewed and approved.

A summary of recent Council actions related to planning & zoning was reviewed.

- Christina informed the Commissioners of the resignation of Pete Bonefield effective immediately.
- Amendment to the agenda – Key City Investments item moved to the January 2014 agenda.

1. Re-plat – Connie Evers – 2117 Cooper Loop, Sturgis SD. Represented by Shanon Vasknetz of Baseline Surveying. Applicant is requesting a lot line adjustment to correct lot lines to fit possession lines. All lots will still meet all zoning requirements of the GR-1 zone.

The Commission reviewed the final plat and had a short discussion. 1st by Meland and 2nd by Bohn to approve. Vote: All voting Yes to approve.

2. Zoning Amendment – KLD & B, LLC / Easy Riders Saloon, 4614 Amber Valley Parkway, Fargo, ND 58104. Applicants were present as well as Dale Hansen and Tim Grosz of Brosz Engineering.

Applicant is requesting a change of zoning from General Residential to Highway Service for Lots 5014 in Block 7 of Fort Meade Addition to the City of Sturgis. The applicant recently purchased these lots which are located adjacent to their property. By changing the zoning to Highway Service they can remove the existing structures and develop a parking area to serve their existing business. This item was previously brought before the P&Z Commission and was tabled pending an engineering report addressing lighting, drainage and landscaping concerns. At the time of this meeting, City Staff had not had an opportunity to fully review the drainage plans. All other concerns were addressed to the satisfaction of the P&Z Commission.

Two members of the public were present and neither had questions or comments. After Q&A by Commissioners it was moved (Meland 1st, Bohn 2nd) to approve the request for Zoning Amendment contingent on approval of the drainage plans by the Public Works Department. All commissioners voted yes with Commissioner Iverson abstaining. The Public Hearing will be held on January 6, 2014.

3. **Conditional Use Reviews:** There were no items to review.

The meeting was adjourned at 6:30 p.m.

The next meeting is scheduled for January 7 at 5:30 pm.

Respectfully submitted,
Christina Steele